

ORDINANCE NO. 030612-28

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11201 PLAINS TRAIL FROM NEIGHBORHOOD OFFICE (NO) DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from neighborhood office (NO) district to neighborhood commercial-conditional overlay (LR-CO) combining district on the property described in Zoning Case No.C14-03-0009, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.655 acre tract of land, more or less, out of the John Applegait Survey Abstract No. 29, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 11201 Plains Trail, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) base district and other applicable requirements of the City Code.

PART 3. The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on June 23, 2003.

PASSED AND APPROVED

June 12, 2003

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§

Gustavo L. Garcia

Gustavo L. Garcia
Mayor

APPROVED:

Sedora Jefferson
Sedora Jefferson
City Attorney

ATTEST:

Shirley A. Brown
Shirley A. Brown
City Clerk

Holt

CARSON AND BUSH
PROFESSIONAL SURVEYORS, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

December 11, 2002

FIELD NOTE DESCRIPTION OF 0.655 ACRE OF LAND OUT OF THE JOHN APPLGAIIT SURVEY, ABSTRACT NO. 29, PROPOSED FOR ZONING CHANGE AND BEING A PORTION OF THAT CERTAIN (1.886 ACRE) TRACT CONVEYED TO EFRAIN MORENO AND WIFE, MARIA ELENA MORENO BY DEED RECORDED IN DOCUMENT NO. 2001175768 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron pipe found in the north right-of-way line of Kramer Lane at the southeast corner of that certain (1.886 Acre) tract conveyed to Efrain Moreno and wife, Maria Elena Moreno, by deed recorded in Document No. 2001175768 of the Official Public Records of Travis County, Texas, and being the southeast corner and **PLACE OF BEGINNING** of the herein described tract;

THENCE with the north right-of-way line of Kramer Lane, **N 59 deg. 57' 52" W 163.32 ft.** to a ½ inch iron rod set at the intersection of the north right-of-way line of Kramer Lane and the east right-of-way line of Plains Trail, and being at the southwest corner of said Moreno tract, and being the southwest corner of this tract;

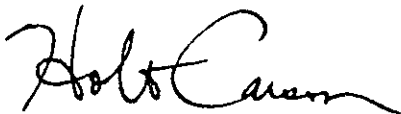
THENCE with the east right-of-way line of Plains Trail, **N 31 deg. 06' 09" E 176.89 ft.** to a calculated point at the northwest corner of this tract, and from which a ½ inch iron pipe found at the northwest corner of said Moreno tract bears **N 31 deg. 06' 09" E 344.97 ft.**;

THENCE crossing the interior of said Moreno tract, **S 59 deg. 57' 52" E 159.35 ft.** to a calculated point in the east line of said Moreno tract, and being in the west line of Tract 2, L.G. Whitehead Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 15 Page 64 of the Plat Records of Travis County, Texas, and being the northeast corner of this tract, and from which a ½ inch iron rod found at the northeast corner of said Moreno tract bears **N 29 deg. 49' 00" E 344.80 ft.**;

THENCE with the east line of said Moreno tract, **S 29 deg. 49' 00" W 176.86 ft.** to the Place of Beginning, containing 0.655 Acre of land.

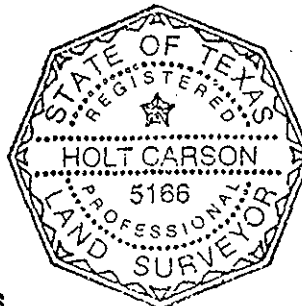
Prepared: December 11, 2002

BY:



Holt Carson

Registered Professional Land Surveyor No. 5166



see sketch C522112a

EXHIBIT A

- LEGEND

SKETCH TO ACCOMPANY FIELD
NOTES TO 0.655 ACRE OF
LAND OUT OF THE JOHN APPLGAI
SURVEY, ABSTRACT NO. 29,
PROPOSED FOR ZONING
CHANGE AND BEING A PORTION
OF THAT CERTAIN (1.886 ACRE)
TRACT CONVEYED TO EFRAIN
MORENO AND WIFE, MARIA
ELENA MORENO BY DEED
RECORDED IN DOCUMENT
NO. 2001175768 OF THE
OFFICIAL PUBLIC RECORDS
OF TRAVIS COUNTY, TEXAS.

TRACT 2
L.G. WHITEHEAD
SUBDIVISION
Volume 15 Page 64

S59°57'52"E
167.04'

ipf at Place of Beginning

PREPARED: December 11, 2003
BY:

BY: Arlo Carson

Holt Carson
Registered Professional Land Surveyor No. 516

PLAINS TRAIL (55')

EFRAIN MORENO &
MARIA ELENA MORENO
(1.886 ACRES)
DOCUMENT NO. 2001175768

S59°57'52"E 159.35'

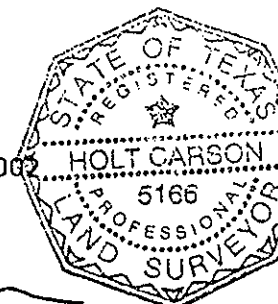
JOHN APPLGAIT SURVEY
ABSTRACT NO. 29

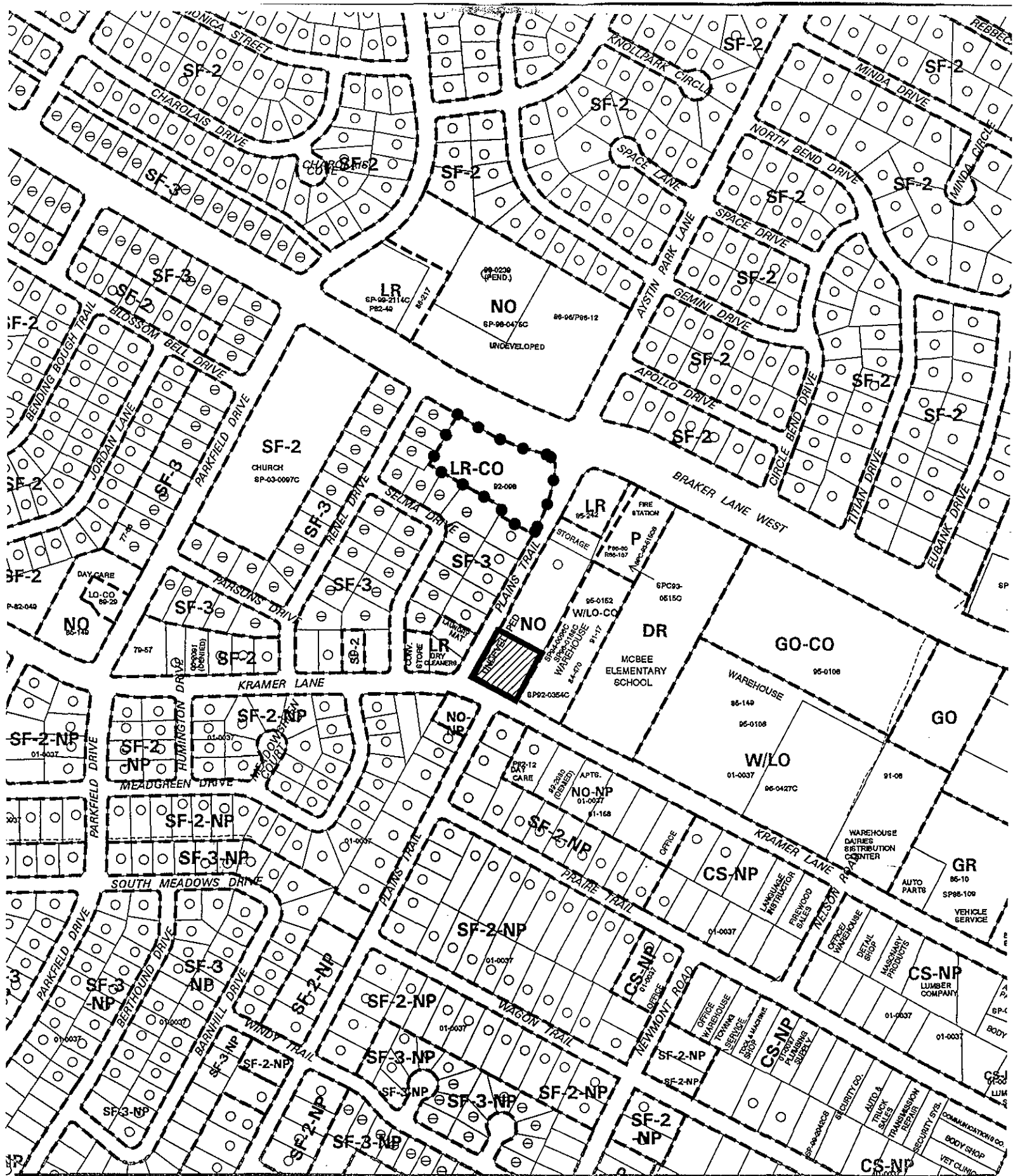
**0.655 ACRE
PROPOSED FOR
ZONING CHANGE**

N59°57'52"W 163.32'

KRAMER LANE

CARSON AND BUSH
PROFESSIONAL SURVEYORS, INC.
1904 FORTVIEW RD.
AUSTIN, TX 78704
(512) 442-0990





ZONING EXHIBIT B

CASE #: C14-03-0009
 ADDRESS: 11201 PLAINS TRAIL
 SUBJECT AREA (acres): 0.655

DATE: 03-05
 INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 L32

SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY
 CASE MGR: G. RHOADES

